

**MINUTES  
CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING MEETING  
TUESDAY, MAY 07, 2013  
7:00 P.M. – 955 PINEY POINT ROAD**

**#1. CALL TO ORDER**

Chairperson Bucci called the meeting to order at 7:09 p.m.

Present: Sylvie Bucci, Chairperson  
Pat Murphy  
Bitsy Searcy  
Susan Mathews  
Larry Opalka  
Barbara Abrams  
Alan Petrov, City Attorney (arrived at 7:15 p.m.)  
Bob Dixon, Council Liaison

Absent: Bob Wiener  
Michael Schulte  
Brooks Howell

**#2. RESIDENT/VISITOR COMMENTS**

Angela and Michael Poujol spoke asking what would need to be done to get an electronic marquee sign for Memorial High School as well as Spring Branch Middle School. They stated that those are the only schools that do not have electronic signs and were asking for consideration from the Planning & Zoning Commission. Mr. Poujol stated that changing the letters on the current sign is difficult. Mrs. Poujol stated that the surrounding neighbors, such as the church across the street, are not opposed to a new sign. She also stated that they visited 262 homes asking if they would like the schools to have new signs, 250 said “yes” and 12 said “no.” Mrs. Poujol stated that they want a sign that can be changed by computer instead of parents getting on a truck. She stated that they are requesting a white background with black letters and/or an image such as a mustang or whatever the City would allow.

**#3. APPROVAL OF MINUTES** – Regular Monthly Meeting on April 02, 2013

Member Murphy motioned, Member Searcy seconded, to approve the minutes for the Regular Monthly Meeting held on April 02, 2013.

**MOTION CARRIED UNANIMOUSLY**

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**#4. DISCUSSION, RECOMMENDATIONS AND ACTION ON P.U.D. DEVELOPMENT PROPOSAL**

Chairperson Bucci stated that she presented a P.U.D. document to City Council last month, but has not received feedback from City Council yet. She also stated that there would be a presentation made at the City Council meeting in June. Chairperson Bucci submitted a list of items for the members to review that she wishes to address at the June meeting.

Member Opalka suggested adding a traffic impact plan under new construction.

**NO ACTION WAS TAKEN**

**#5. DISCUSSION OF REVITALIZATION IN BUSINESS DISTRICTS**

Chairperson Bucci asked Liaison Dixon if there was any feedback given regarding changing the business districts from four districts into three.

Liaison Dixon recommended submitting a formal letter to City Council.

Chairperson Bucci read a document of proposed changes to the Commission that would assist in the revitalization of Hedwig Village. The proposed changes included:

- LEED buildings
- Burying power lines
- Landscaping
- Lighting
- Line of sight rules
- Class 'A' buildings

Chairperson Bucci stated that the definition of classes of buildings is somewhat vague and general, however, the physical presence of class 'A' buildings stand out.

Member Mathews asked if the Commission only wants class 'A' buildings in Hedwig Village.

Chairperson Bucci stated "yes" and that around ten years ago, most of the office buildings in Hedwig Village were class 'A.' She also stated that the classifications listed on the document were only for office buildings and that she would research if there are classifications for retail buildings.

Member Mathews stated that she would research it as well in the I.C.S.C. (International Council of Shopping Centers.)

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Member Murphy stated that there currently is not a line of sight and that a 70 foot building could be built right next to a home and that the line of sight would help avoid that.

Chairperson Bucci stated that the purpose for lighting is for it not to be a nuisance to residents.

Member Mathews suggested putting a time schedule of when the sports field lighting would be allowed.

Chairperson Bucci stated the issue of burying power lines came up during Hurricane Ike and that here there were many power lines down and a lot of people were without power. However, downtown, where power lines are buried, did not have those problems or issues. She stated that LEED buildings are more energy efficient and people can charge more rent. She also stated that LEED buildings assist in drainage by preventing water run-off to residents.

**ITEM WAS TABLED**

**#6. DISCUSSION ON RESTRICTIONS AND PREVENTIONS TO NEW REDEVELOPMENT**

Chairperson Bucci submitted a list of reasons of urban decay to City Council in April and is waiting for feedback. She read the list to the members. Chairperson Bucci asked the members for comments or suggestions on items that can be added.

Member Murphy stated that he will meet with some developers and get some feedback on reasons why there is a lack of development and see if they agree with the list and also get added suggestions.

Chairperson Bucci stated that everyone is a volunteer and that their goal is to revitalize the business districts and attract developers to Hedwig Village.

**ITEM WAS TABLED**

*new development*

**#7. ADJOURN**

Member Searcy motioned, Member Abrams seconded, to adjourn the meeting at 8:23 p.m.

**MOTION CARRIED UNANIMOUSLY**

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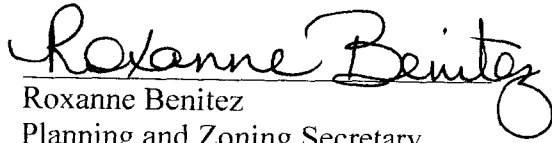
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Sylvie Bucci  
Planning and Zoning Chairperson

revise #6  
ccs noted.



Roxanne Benitez  
Planning and Zoning Secretary